

For Lease

15805 NE Caples Rd

Brush Prairie, WA 98606

2,534 - 10,136 SF

Industrial Space

\$20.00

/SF/YR + NNN

Available Now

Occupancy

Property Overview

Campus Features

- Total Space:** 10,136 SF across two buildings (5,068 SF each)
- Flexible Layouts:** Demisable up to 4 suites (~2,534 SF each)
- Conditioned Office:** Climate controlled office areas with restrooms
- Warehouse Specs:** Unconditioned space with ample clear height
- Mezzanine:** Loft space suitable for storage or office build-out
- Zoning:** Supports contractor office, storage & light industrial

Site Amenities

 24-Hour Access

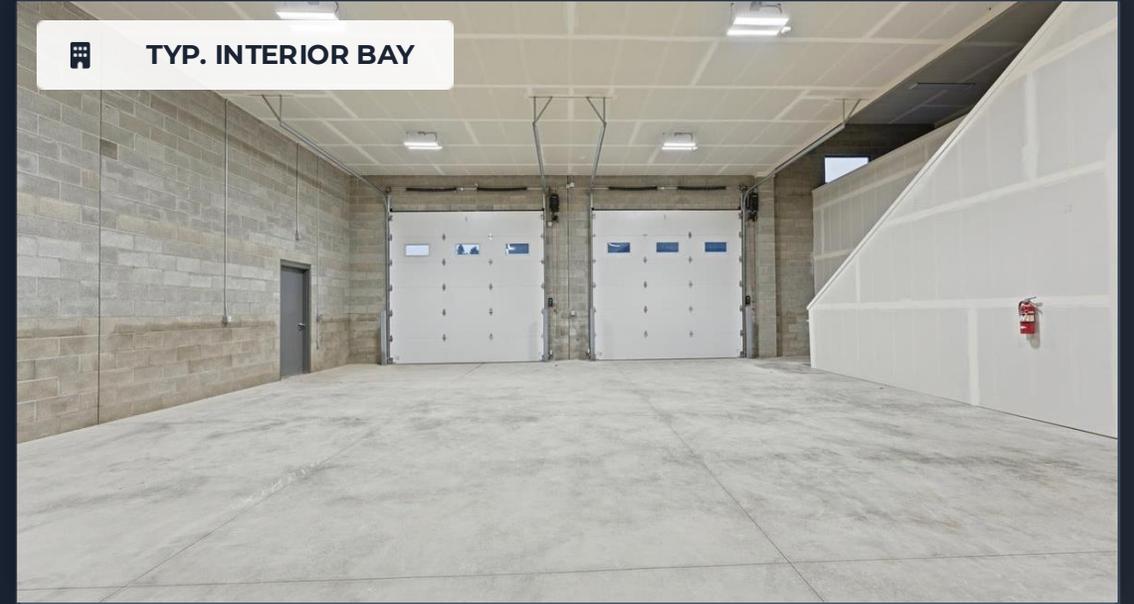
 Secured Gated Entry

 On-Site Parking

 Signage Available

 On-Site Management

Fenced Lot



Exterior Gallery

Modern industrial design with professional curb appeal



Front Facade



Front Angle View



Building Access



Site Overview



Floor Plans

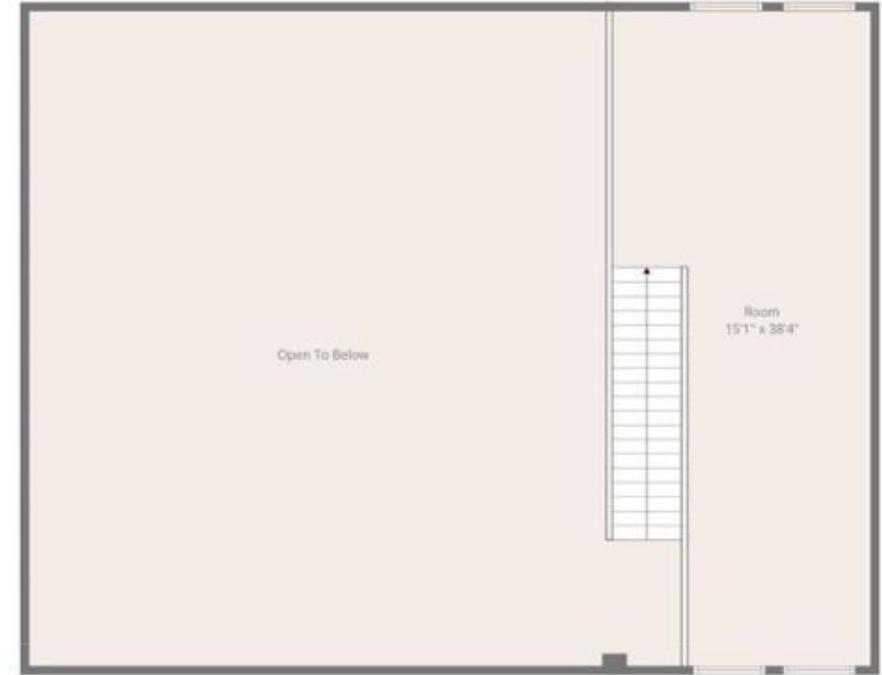
Comprehensive layout including 1st & 2nd floor configurations

Layout Highlights

- ✓ Complete 1st & 2nd Floor Plans
- ✓ Flexible Suite Demising Options
- ✓ Warehouse & Office Integration
- ✓ Mezzanine / Loft Areas Detail
- ✓ Restroom & Utility Locations



1st Floor



2nd Floor



Interior - Office & Mezzanine

Conditioned work environments designed for functionality



 **CLIMATE CONTROLLED OFFICE**

Office / Conditioned Space



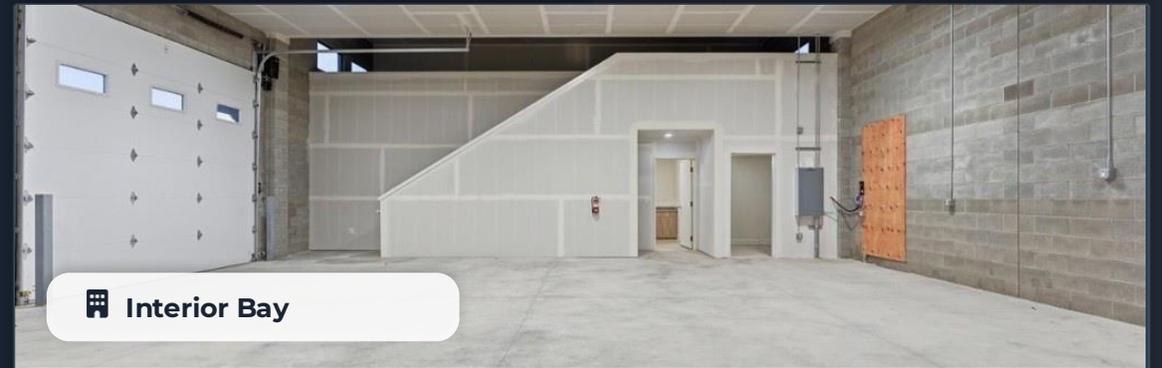
 **BREAK AREA / KITCHENETTE**

Break Area with Amenities



 **MEZZANINE LOFT**

Mezzanine / Loft Storage



 **Interior Bay**

Structural Details & Access



Available Suites & Lease Rates

Competitive pricing for premium industrial space

Lease Terms



Rental Rate

\$20.00 / SF / YR



Availability

Immediate Occupancy



Lease Type

Negotiable Terms

★ Flexible Configuration

- ✓ Lease individual suites (2,534 SF)
- ✓ Combine adjacent units for 5,068 SF
- ✓ Lease entire campus (10,136 SF)
- ✓ Ideal for growing businesses needing scalability

Unit	Size	Rate	Condition	Status
Unit A	2,534 SF	\$20.00 / SF	Move-in Ready	Available
Unit B	2,534 SF	\$20.00 / SF	Move-in Ready	Available
Unit C	2,534 SF	\$20.00 / SF	Move-in Ready	Available
Unit D	2,534 SF	\$20.00 / SF	Move-in Ready	Available
TOTAL	10,136 SF		Campus Total	ALL VACANT

Location & Regional Access

Strategic connectivity in the Portland-Vancouver Metro Area



Proximity Highlights

-  Vancouver, WA. **12 Miles**
-  Portland, OR **16 Miles**
-  Battle Ground **8 Miles**
-  PDX Airport **20 Miles**

Major Arterials

503 SR-503
Primary Access

5 I-5
8 Miles West

205 I-205
10 Miles SW

14 SR-14
Columbia River

Transportation & Highway Access

Strategic connectivity for logistics and daily operations

Primary Corridors

503

SR-503 Corridor

Direct frontage access | Primary North-South Arterial
Connects Vancouver ⇄ Battle Ground commercial zones

 19,000 – 32,000 VPD

5

Interstate 5

~8 Miles West via SR-503 / NE 119th St
Major regional freight route (Seattle to Portland)

205

Interstate 205

~10 Miles Southwest via SR-503 / SR-500
Eastern loop connecting to I-84 & PDX Airport

Travel Times



Downtown Vancouver

 12 mi
 ~15 min



Downtown Portland

 16 mi
 ~20 min



PDX Airport

 20 mi
 ~25 min



Battle Ground

 8 mi
 ~10 min



Port of Vancouver

 14 mi
 ~18 min



Columbia River Ports

 Direct
 I-5 Access

Strategic Transportation Advantages

✓ High-traffic corridor (SR-503)

✓ Freight / Logistics Friendly

✓ Quick interstate access (I-5/I-205)

✓ Growth Corridor Development

✓ Portland-Vancouver Metro Reach

✓ Efficient Clark County Coverage



Market Demographics

Strong economic fundamentals in Clark County & Brush Prairie

Clark County Overview

Population	527,269
Recent Growth	+4.8%
Median HH Income	\$97,536
Total Employment	159,914
Labor Force Participation	64.0%
Employer Establishments	12,552

Brush Prairie (Local)

Median HH Income	\$115,511
Homeownership Rate	83%

Battle Ground (Nearby)

Population	22,959
Median HH Income	\$100,185

SR-503 Traffic Volume

Vehicles Per Day (VPD)	19k – 32k
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Major Regional Employers

- PeaceHealth Southwest Medical Center
- Vancouver Public Schools
- Intel (Portland Metro Area)
- Fred Meyer / Kroger

Sources: U.S. Census QuickFacts, DataUSA (2023), WSDOT Traffic Data

Ideal Tenant Profile

Designed for contractors, light industrial, and trade businesses

Target Industries



Specialty Contractors

Electrical, Plumbing, HVAC,
Carpentry, Painting



Light Manufacturing

Fabrication, Assembly, Production,
Workshops



Distribution

E-commerce, Micro-fulfillment,
Supply Chain



Service Providers

Equipment Repair, Fleet Services,
Tech Support



Equipment Storage

Secure vehicle, material, and tool
storage

Site Advantages for Trades

Flexible Suite Sizes

2,534 SF to 10,136 SF options to scale with growth

Office Potential

Conditioned space ready for admin or showroom use

Functional Design

Roll-up doors for easy loading & material handling

Mezzanine Storage

Bonus square footage for parts & inventory

Secured Operations

Gated access & fenced lot for asset protection

Strategic Access

SR-503 frontage for visibility & quick dispatch

Exclusively Listed By



Corey Cabrera

Director of Commercial Leasing & Sales



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Office Location
5331 S Macadam Ave., Ste 258
Portland, OR 97239

Schedule a Tour

Explore the possibilities at 15805 NE Caples Rd. Contact us today to arrange a private showing or request detailed floor plans and build-out options.



Schedule A Tour



REQUEST FLOOR PLANS



DISCUSS BUILD-OUTS

Leasing Process & Important Information

Simple steps to secure your new industrial space

1



Tour & Assessment

Schedule a site visit to evaluate the space, discuss your operational requirements, and identify the ideal suite configuration for your business needs.

2



Proposal & Planning

Receive a detailed lease proposal outlining terms and rates. Collaborate on any necessary tenant improvements or build-out specifications.

3



Execution & Move-In

Finalize lease agreement, coordinate utility setup, and receive keys. On-site management facilitates a smooth transition for your operations.

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